

CITY OF SAN ANTONIO
Zoning Commission Agenda

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

December 16, 2003
Tuesday, 11:00 A.M.

ZONING COMMISSIONERS

Gilbert Kissling—District 1	Bradley Peel—District Mayor
Willie M. Dixon—District 2	Jody Sherrill—District 7
Helen Dutmer—District 3	Vacant—District 8
Henry Avila—District 4	James McAden—District 9
Rita Cardenas-Gamez—District 5	
Christopher R. Martinez—District 6	
Chairman	

1. **Work Session presentation by staff to discuss zoning case recommendations and other items for consideration on agenda for December 16, 2003, at 11:30 A.M. Tobin Room, 1901 South Alamo, Development Services Center.**
2. Call to order— Board Room — 1: P.M.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of December 2, 2003 minutes.
7. Z2003124 Oscar Garcia, Jr., 9865 Potranco Road.
 (City Council 6)
8. Z2003225 DFGG of Texas, LTD, Southwest side of Toepperwein Road approximately 2803 feet
 north of IH 35.
 (City Council 10)
9. Z2003227 Earl & Brown, P. C., 2103 Springvale Drive.
 (City Council 4)
10. Z2003231 Elizabeth Power, 917 Waverly Street.
 (City Council 1)
11. Z2003233 Rick Clarke, 315 Palo Alto Road.
 (City Council 4)

12. Z2003234 MG Building Materials, Ltd., Lots P-63, P-64 and P-65, NCB 15613.
(City Council 4)
13. Z2003235 Maria L. Sanchez, 9907 Ruidosa.
(City Council 3)
14. Z2003236 Roy Albrecht, 14010 Brook Hollow Boulevard.
(City Council 9)
15. Z2003237 San Antonio Housing Trust Investment Corporation, 2515 Blanco Road.
(City Council 1)
16. Z2003238 VHS San Antonio Partners, L. P., Village Drive at Hidden Drive.
(City Council 10)
17. Z2003239 Ernesto Gomez, 1307 South Zarzamora Street.
(City Council 5)
18. Z2003241 Shawnee, Ltd. (Edsel Jones, Partners), 223 Tansyl Drive.
(City Council 1)
19. Z2003242 Encino Land Associates Limited Partnership, Eastern side of Encino Commons, north of
Evans Road.
(City Council 9)
20. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and
security matters) as well as any of the above agenda items may be discussed.

21. ADJOURNMENT.

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 South Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245.

CASE NO: Z2003124

Final Staff Recommendation - Zoning Commission

Date: December 16, 2003

Zoning Commission continuance from July 15, 2003, August 19, 2003 and postponement from October 7, 2003

Council District: 6

Ferguson Map: 612 E3

Applicant Name:

Oscar Garcia, Jr.

Owner Name:

Oscar Garcia, Jr., Trustee of The Oscar Garcia, Jr. revocable Living Trust Agreement

Zoning Request: From "R-6" Residential Single Family District to "C-3R" Commercial Restrictive Alcoholic Sales.

Property Location: Lot P-2M, NCB 34393

9865 Potranco Road

Northeast corner of Potranco Road and N. Ellison Drive

Proposal: To allow a car wash, retail center and office/storage complex

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The property is located near the intersection of two arterials, Potranco Road and North Ray Ellison Drive. This is an appropriate location for a commercial node. "C-3 R" will permit the development of a neighborhood center adjacent to the existing service station without introducing on-site consumption of alcoholic beverages. The proposed zoning is compatible with adjacent zoning.

CASE MANAGER : Fred Kaiser 207-7942

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



ZONING CASE: Z2003-124

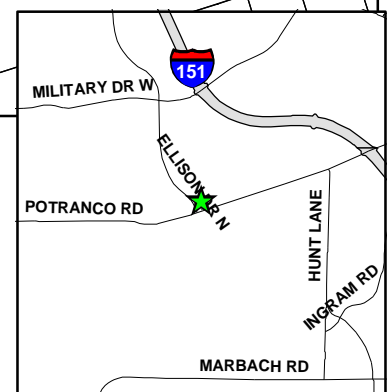
City Council District NO. 6
 Requested Zoning Change
 From: "R-6" To "C-3R"
 Date: December 16, 2003
 Scale: 1" = 200'

[Gray Box] Subject Property
 [Red Circle] 200' Notification

T-15
 p.612
 E-3



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CASE NO: Z2003225

Final Staff Recommendation - Zoning Commission

Date: December 16, 2003

Zoning Commission continuance from December 2, 2003

Council District: 10

Ferguson Map: 553 E1

Applicant Name:

DFGG of Texas, LTD

Owner Name:

DFGG of Texas, LTD

Zoning Request: From "I-1" General Industrial District and "C-3" General Commercial District to "R-4" Residential Single-Family District.

Property Location: 39.77 acres out of NCB 14049

Southwest side of Toepperwein Road approximately 2803 feet north of IH 35

Proposal: To develop a Single-Family Residential Subdivision

Neigh. Assoc. None

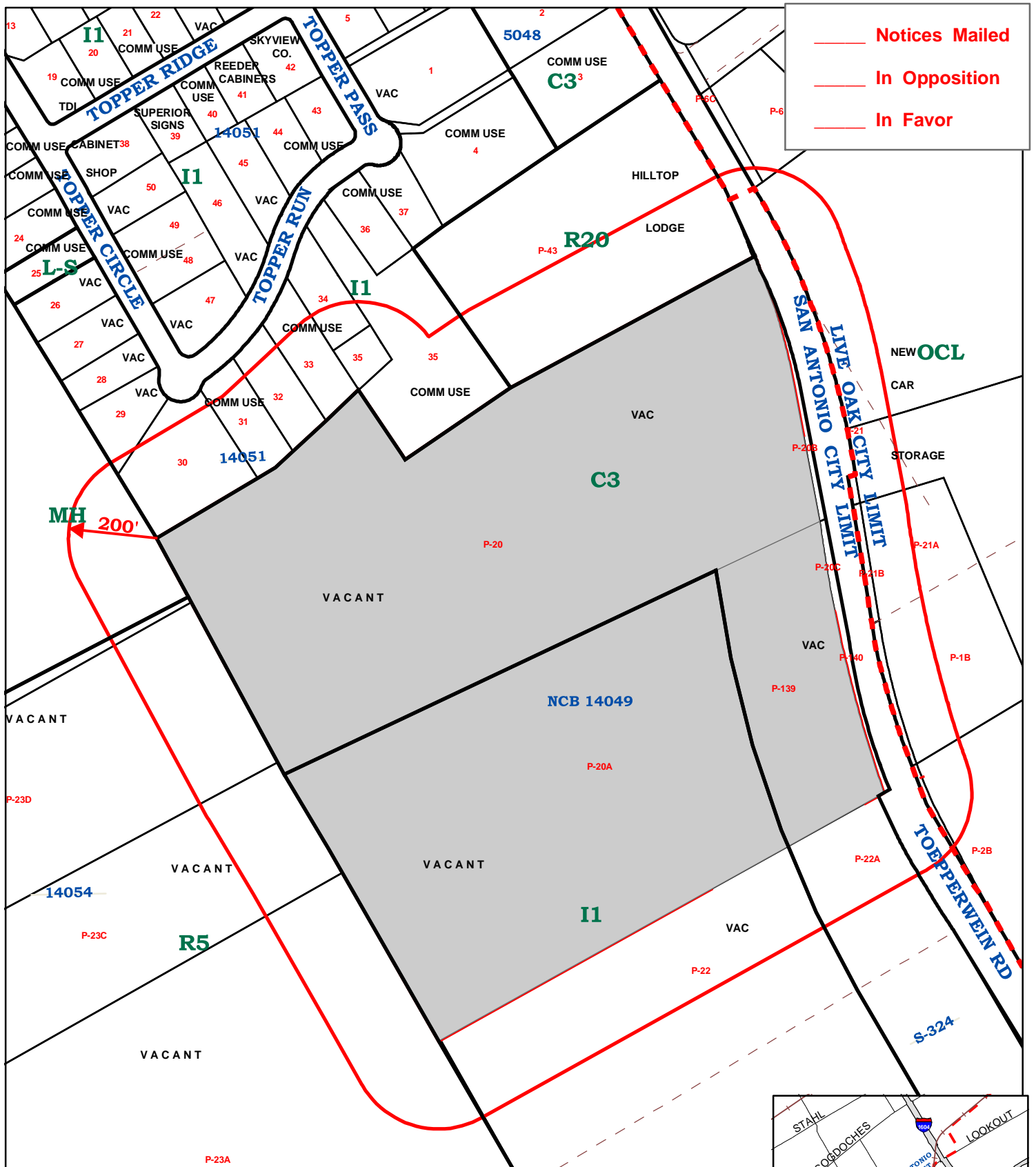
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The segment of Toepperwein Road between IH 35 and the subject property has an excess of "I-1" and "C-3" zoning. Down-zoning along Toepperwein Road may improve the marketability of property in this vicinity. The subject property has "R-5" and "MH" zoning to the west. The industrial development to the north only affects a small portion of the subject property.

CASE MANAGER : Fred Kaiser 207-7942



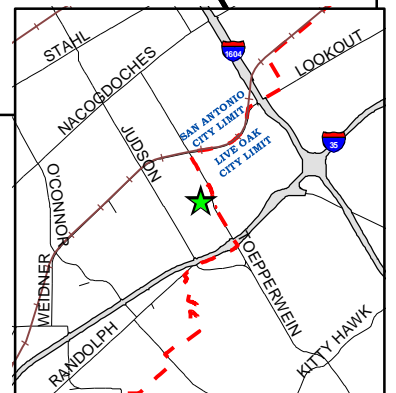
ZONING CASE: Z2003-225

City Council District NO. 10
 Requested Zoning Change
 From: "I-1,C-3" To "R-4"
 Date: December 16, 2003
 Scale: 1" = 300'

Subject Property
 200' Notification



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CASE NO: Z2003227

Final Staff Recommendation - Zoning Commission

Date: December 16, 2003

Zoning Commission continuance from December 2, 2003

Council District: 4

Ferguson Map: 647 E5

Applicant Name:

Earl & Brown, P. C.

Owner Name:

Jeep Investments, LLC

Zoning Request: From "R-6" Residential Single-Family District to "R-4" Residential Single-Family District.

Property Location: 7.408 acres out of NCB 15999

2103 Springvale Drive

Proposal: To develop single family homes

Neigh. Assoc. Springvale Neighborhood Association

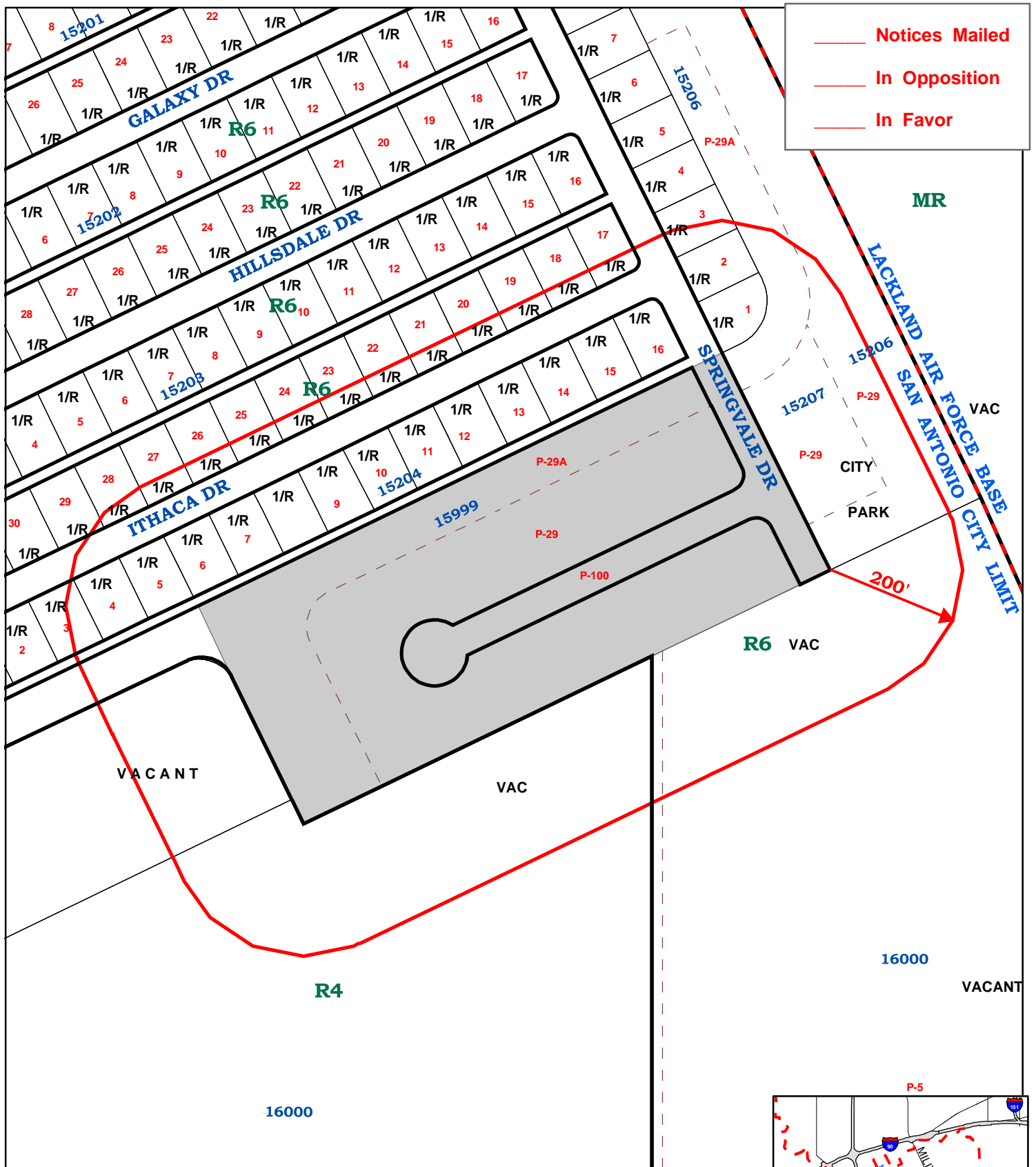
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. The subject property is undeveloped. A City park exists across Springdale Drive and an "R-6" Residential Single-Family District subdivision exists northwest of the property with a planned "R-4" Residential Single-Family District subdivision to the west. The requested density increase to the "R-4" level will permit development of housing comparable to the adjacent land zoned "R-4."

CASE MANAGER : Mona Lisa Faz 207-7945



ZONING CASE: Z2003-227

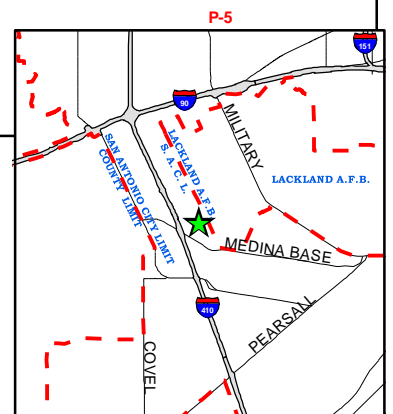
City Council District NO. 4
 Requested Zoning Change
 From: "R-6" To "R-4"
 Date: December 16, 2003
 Scale: 1" = 200'

 Subject Property
 200' Notification

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 E-5



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CASE NO: Z2003231

Final Staff Recommendation - Zoning Commission

Date: December 16, 2003

Council District: 1

Ferguson Map: 616 A2

Applicant Name:

Elizabeth Power

Owner Name:

Elizabeth Power

Zoning Request: From "R-4" Residential Single-Family District to "MF-33" Multi-Family District.

Property Location: Lots 5 and 6, Block 12, NCB 2043

917 Waverly Avenue

Proposal: To maintain the existing multi-family unit structure

Neigh. Assoc. Woodlawn Lake Neighborhood Association

Neigh. Plan Near Northwest

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial as requested and approval of "R-4 C" Residential Single-Family District with conditional use of a five unit multi-family dwelling. The Near Northwest Community Plan aims to preserve the varying densities of the area. The plan calls for the subject property and surrounding area to be Urban Low-Density Residential. The subject property is surrounded by "R-4" residential single-family zoning and uses and is an existing five family unit structure. The requested rezoning is not compatible with an Urban Low-Density multi-family classification. The requested rezoning would significantly impact the character of the surrounding single-family neighborhood by allowing up to 12 units on the 0.3736 acre lots. The recommended zoning would conform to the neighborhood plan and preserve the density of the existing structure while protecting the neighborhood from further multi-family development. Staff also recommends the following condition:

1. The minimum parking requirement, of 1.5 parking spaces per multi-family dwelling unit, be maintained.

CASE MANAGER : Mona Lisa Faz 207-7945



CASE NO: Z2003233

Final Staff Recommendation - Zoning Commission

Date: December 16, 2003

Council District: 4

Ferguson Map: 649 D8

Applicant Name:

Rick Clarke

Owner Name:

Basil Taher

Zoning Request: From "O-1" Office District to "NC" Neighborhood Commercial District.

Property Location: Lot 32, Block 3, NCB 11189

315 Palo Alto Road

West side of Palo Alto Road between Cree Street and Hopi Street

Proposal: To operate a beauty shop

Neigh. Assoc. None

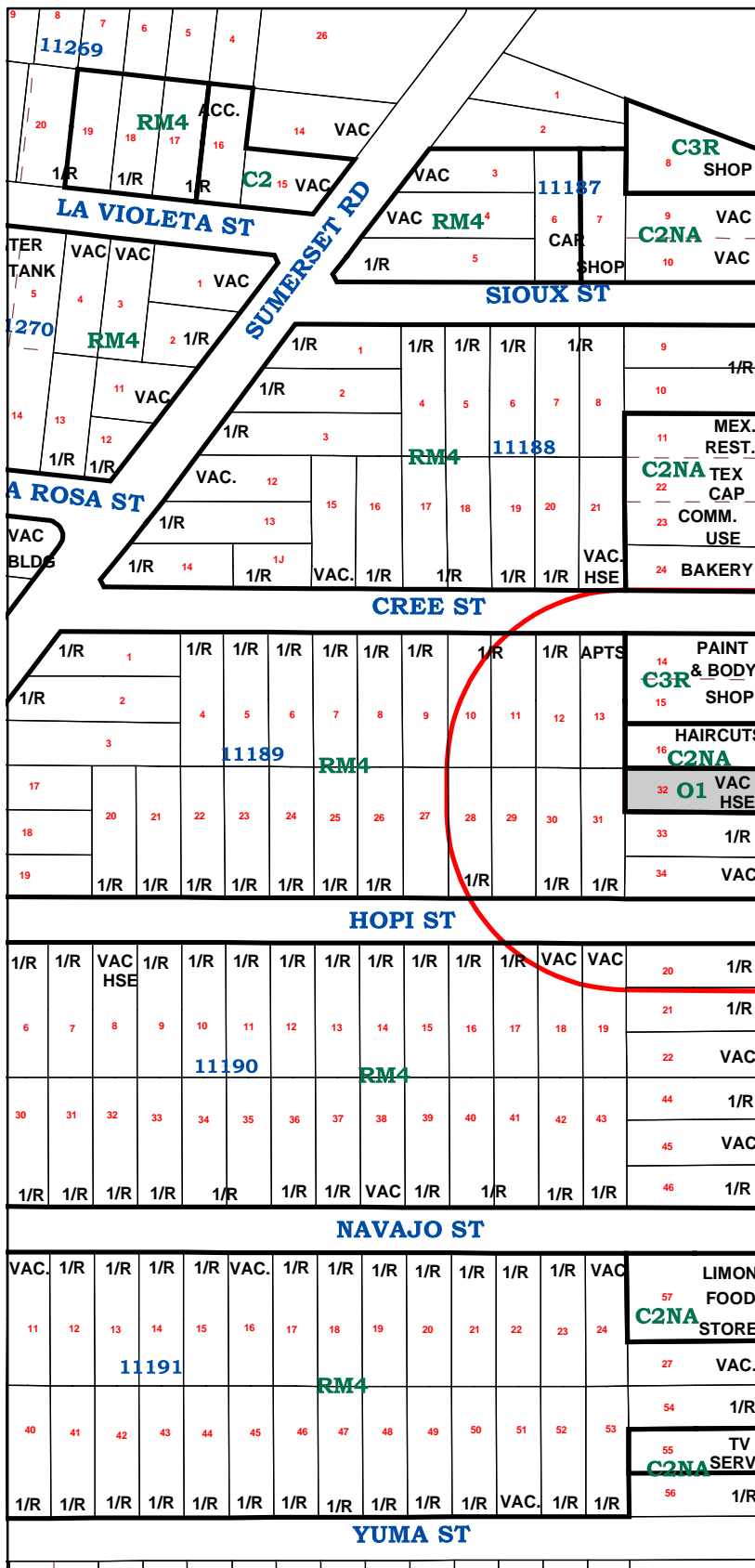
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. "NC" zoning would provide an appropriate buffer between the existing "C-2 NA" Commercial district to the north, and residential use/zoning to the south and west. "NC" zoning is intended to provide small areas for offices, professional services, and retail uses all designed in scale with surrounding residential development. The requested zoning is in keeping with the development scheme in the area, and will have no adverse impact on other properties therein.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876



_____ Notices Mailed
 _____ In Opposition
 _____ In Favor

SCHOOL
BUS
GARAGE

BOBCAT LANE

BASEBALL
FIELD

PLAYGROUND

PARKING

KINDRED

ELEM.

SCHOOL

KINDRED ST

SOUTH
SAN
ANTONIO
STADIUM

R4
11186

R4

NAVAJO ST

1/R 1/R 1/R 1/R 1/R 1/R 1/R

1 2 3 4 5 6 7

R4

1/R 1

1/R 2

W. SOUTHCROSS

NEW LAREDO HWY

MILITARY DR

HUTCHINS

PALO ALTO

GILLETTE

ZONING CASE: Z2003-233

City Council District NO. 4
 Requested Zoning Change
 From: "O-1" To "NC"
 Date: December 16, 2003
 Scale: 1" = 200'

Subject Property
 200' Notification

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 D-8
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CASE NO: Z2003234

Final Staff Recommendation - Zoning Commission

Date: December 16, 2003

Council District: 4

Ferguson Map: 680 D2, D3 & E3

Applicant Name:

MG Building Materials, Ltd.

Owner Name:

Larry Grothues

Zoning Request: From "C-3R" General Commercial District, Restrictive Alcoholic Sales to "I-1S" General Industrial District with Specific Use Authorization for a wooden truss manufacturing business.

Property Location: Lots P-63, P-64 and P-65, NCB 15613

Northwest corner of Cassin Road and New Laredo Highway

Proposal: To operate a wooden truss manufacturing business

Neigh. Assoc. None

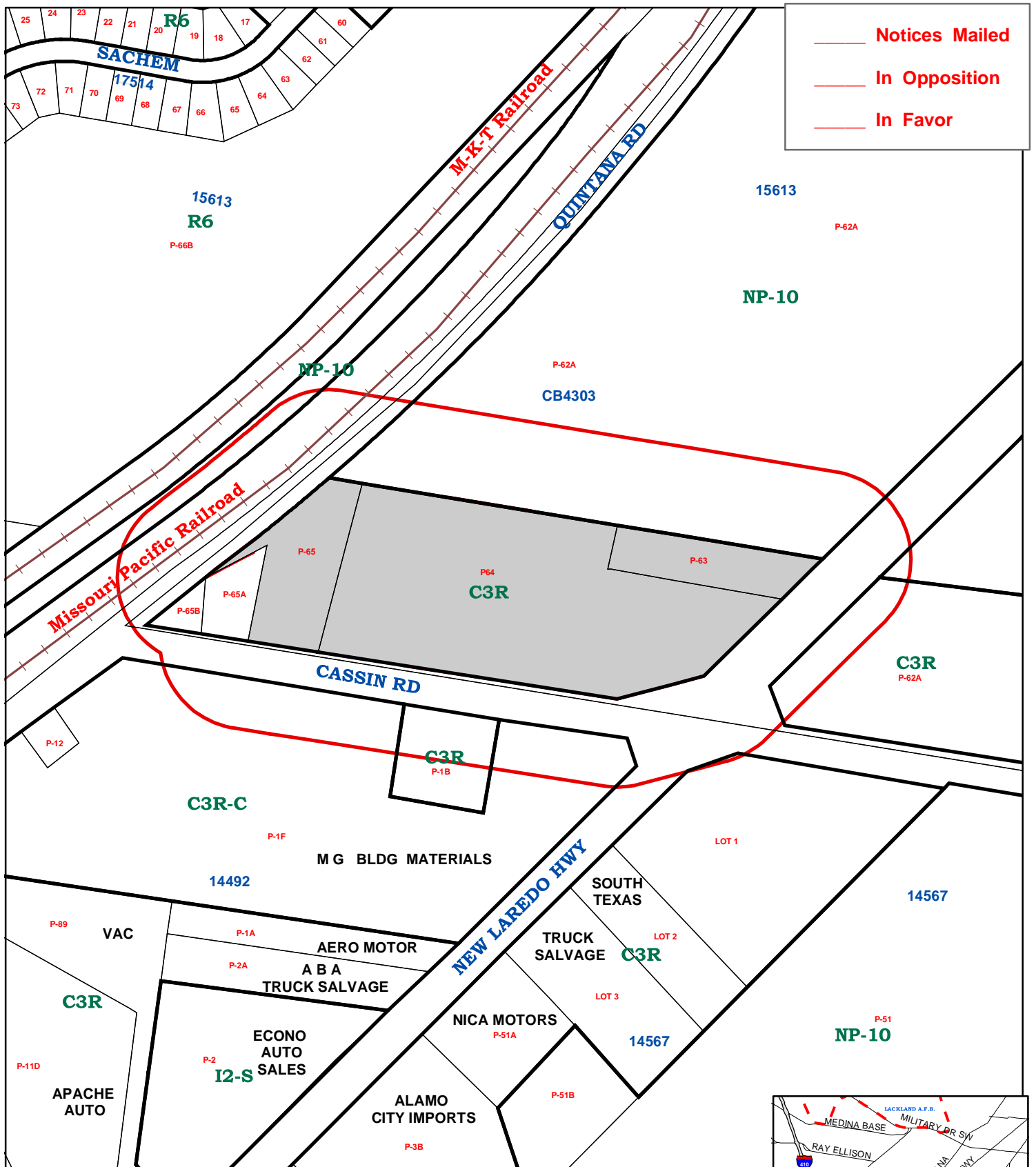
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Approval. The subject property is zoned "C-3R". The subject property is presently developed for use as a woodshop. The existing and adjacent properties are developed for industrial use. This zoning change will bring the subject property zoning in line with existing and proposed development.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2003-234

City Council District NO. 4
Requested Zoning Change
From: "C-3R" To "I-1 S"
Date: December 16, 2003
Scale: 1" = 300'

 **Subject Property**
 **200' Notification**

T-0
p.680
D-3



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(A.Z.)



CASE NO: Z2003235

Final Staff Recommendation - Zoning Commission

Date: December 16, 2003

Council District: 3

Ferguson Map: 683 B4

Applicant Name:

Maria L. Sanchez

Owner Name:

Maria L. Sanchez

Zoning Request: From "R-6" Residential Single-Family District to "R-5" Residential Single-Family District.

Property Location: The east 5 feet of the north 90.4 feet of Lot 16 and the north 89.7 feet of Lot 17, Block 8, NCB 15638

9907 Ruidosa

Southwest corner of San Casimiro Street and Ruidosa Street

Proposal: To reconstruct a single-family residential structure

Neigh. Assoc. None

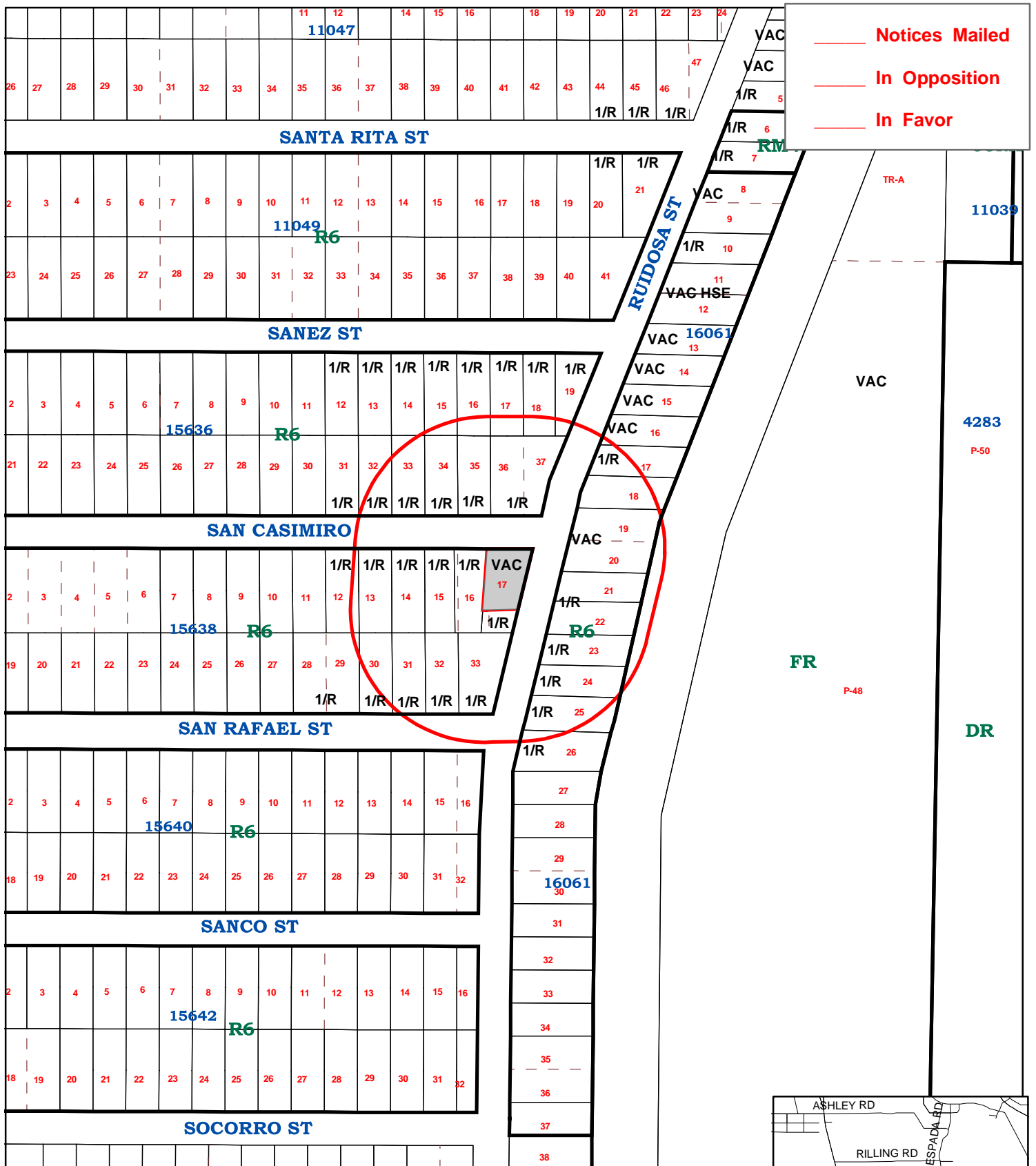
Neigh. Plan Southside Initiative Community Plan

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

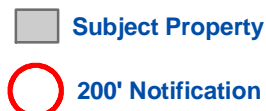
Approval. The Southside Initiative Community Plan recommends urban living, which allows residential and commercial uses. The subject property is currently vacant and the owner is requesting the zone change in order to construct a new residential structure with assistance from the City of San Antonio's Owner Occupied Rehabilitation/Reconstruction Program. The subject property is located in the middle of an established "R-6" Residential Single-Family District neighborhood and measures approximately 5,593 square feet in area. (407 square feet below the 6,000 square foot minimum lot size in R-6.) The approval of an "R-5" Residential Single-Family District will not adversely affect the residential area.

CASE MANAGER : Christie Chapman 207-8389



ZONING CASE: **Z2003-235**

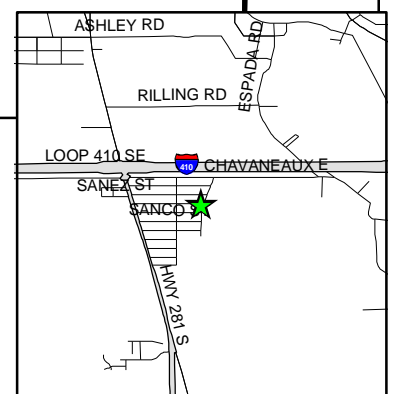
City Council District NO. 3
 Requested Zoning Change
 From: "R-6" To "R-5"
 Date: December 16, 2003
 Scale: 1" = 200'

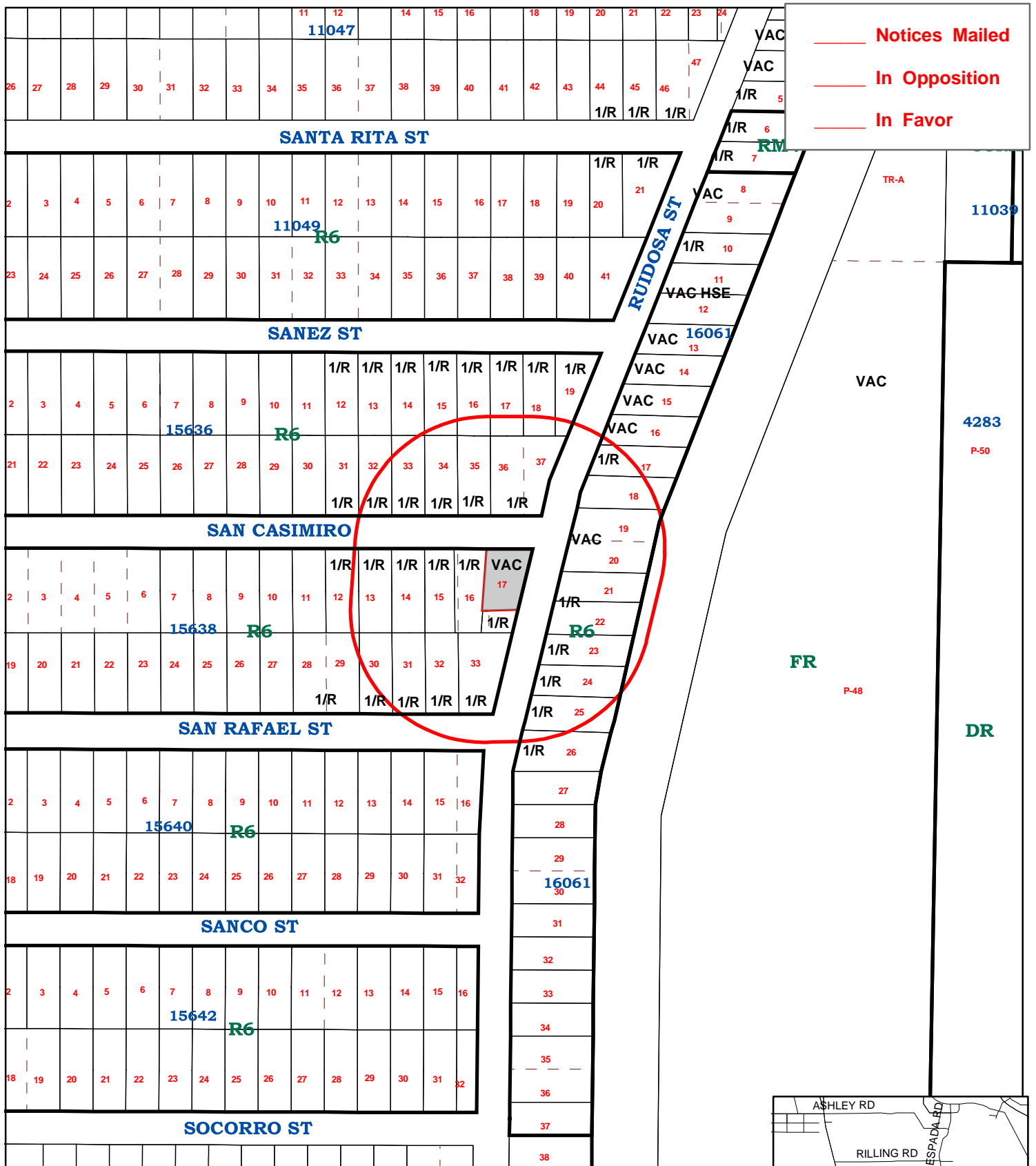


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ZONING CASE: **Z2003-235**

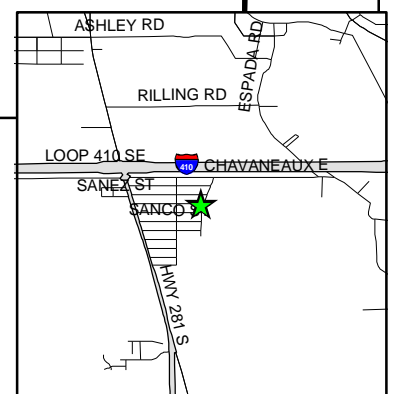
City Council District NO. 3
 Requested Zoning Change
 From: "R-6" To "R-5"
 Date: December 16, 2003
 Scale: 1" = 200'



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CASE NO: Z2003236

Final Staff Recommendation - Zoning Commission

Date: December 16, 2003

Council District: 9

Ferguson Map: 517 B7

Applicant Name:

Roy Albrecht

Owner Name:

Oliverio & Celia Bermudez

Zoning Request: From "R-6" Residential Single-Family District to "RM-4 C" Residential Mixed District with conditional use for multi-family dwellings not to exceed 12 units per acre.

Property Location: Lot 9, Block 2, NCB 16053

14010 Brook Hollow Boulevard

Proposal: To construct 4, four-plex dwelling units

Neigh. Assoc. Lorrence Creek Preserve, and N. Central Thousand Oaks

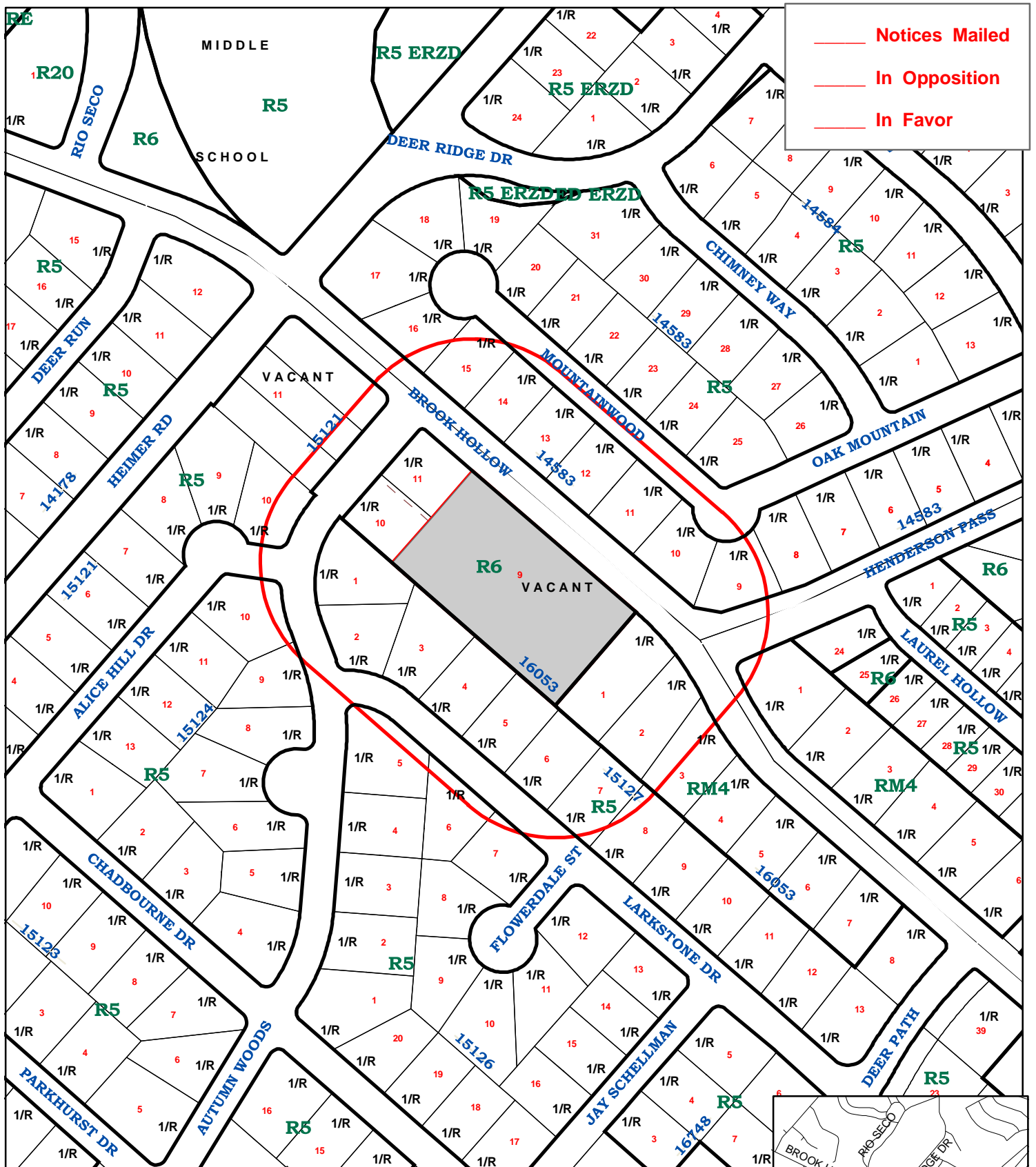
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:


Denial. Subject property is surrounded by residential single-family zoning and use. The requested "RM-4 C" zoning geared toward construction of 4 four-plex residential units is inconsistent with the development scheme of the area.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876



ZONING CASE: Z2003-236

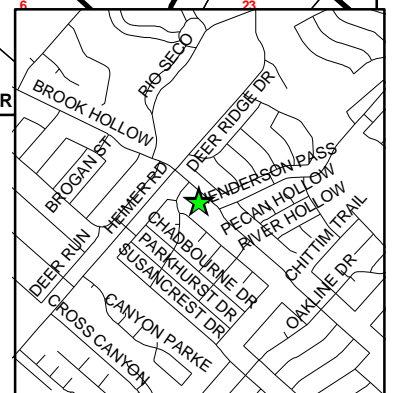
City Council District NO. 9
Requested Zoning Change
From: "R-6" To "RM-4 C"
Date: December 16, 2003
Scale: 1" = 200'

 **Subject Property**
 **200' Notification**

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CASE NO: Z2003237

Final Staff Recommendation - Zoning Commission

Date: December 16, 2003

Council District: 1

Ferguson Map: 582 C6

Applicant Name:

San Antonio Housing Trust Investment Corporation

Owner Name:

San Antonio Housing Trust Investment Corporation

Zoning Request: From "I-1" General Industrial District and "R-4" Residential Single-Family District to "C-2 NA" Commercial Non-Alcoholic Sales District.

Property Location: Lot 22, Block A, NCB 8800

2515 Blanco Road

Proposal: For commercial non-alcoholic use

Neigh. Assoc. Edison Neighborhood Association within 200 feet

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial as requested and approval of "C-2 NA" Commercial Non-Alcoholic Sales District, save and except the western 75 feet of Lot 22, Block A, NCB 8800 and "O-1 C" Office District with conditional use for a dry goods store on the western 75 feet of Lot 22, Block A, NCB 8800. The rezoning request from "I-1" General Industrial District is a substantial down-zoning and is a more appropriate classification for the area. The eastern portion of the subject property fronts Blanco Road, a major arterial. "C-2" Commercial Districts are encouraged along such streets. Industrial zoning exists north and south of the subject property. Residential single-family zoning exists west of the subject property. The recommended "O-1 C" zoning would buffer the single-family neighborhood from the more intense "C-2 NA" zoning. Staff also recommends the following condition:

1. A Type "B" buffer shall be utilized along adjacent properties, to include Lots 4 and 5 of NCB 7213 and Lot 10 of NCB 8800.

CASE MANAGER : Mona Lisa Faz 207-7945

CASE NO: Z2003238

Final Staff Recommendation - Zoning Commission

Date: December 16, 2003

Council District: 10

Ferguson Map: 552 A7

Applicant Name:

VHS San Antonio Partners, L. P., DBA
Baptist Health System

Owner Name:

VHS San Antonio Partners, L. P., DBA Baptist Health
System

Zoning Request: From "O-2" Office District to "C-2 S" Commercial District with Specific Use
Authorization for a Hospital Facility.

Property Location: 20.69 acres out of NCB 13569

Village Drive at Hidden Drive

Proposal: Bringing zoning into conformance with the existing use

Neigh. Assoc. Marymont

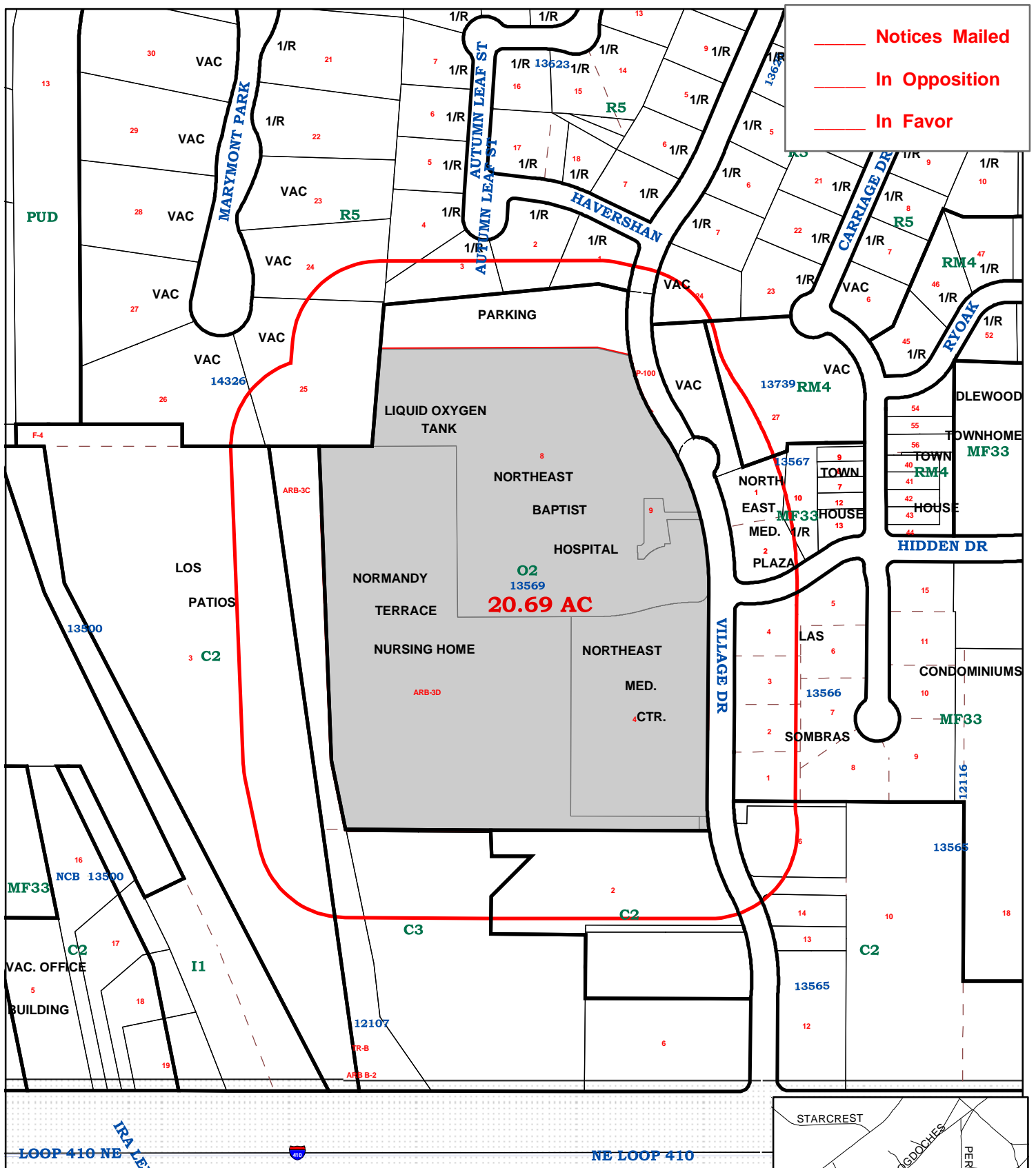
Neigh. Plan None

TIA Statement: A Level Two Traffic Impact Analysis has been provided for the site

Staff Recommendation:

Approval. The request for a zoning change is only to have the zoning match the existing use.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2003-238

City Council District NO. 10
 Requested Zoning Change
 From: "O-2" To "C-2 S"
 Date: December 16, 2003
 Scale: 1" = 300'

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 A-7
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CASE NO: Z2003239

Final Staff Recommendation - Zoning Commission

Date: December 16, 2003

Council District: 5

Ferguson Map: 616 A6

Applicant Name:

Ernesto Gomez

Owner Name:

Ernesto Gomez

Zoning Request: From "R-4" Residential Single-Family District to "C-3" General Commercial District.

Property Location: Lot 3, Block 1, NCB 3404

1307 South Zarzamora Street

Proposal: Auto and Light Truck Repair

Neigh. Assoc. Avenida Guadalupe Assn., Inc (within 200 feet)

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Denial as requested and approval of "C-1 C" Light Commercial District with a conditional use for Auto and Light Truck Repair. The subject property is a substandard residential lot that measures approximately two thousand six hundred nine (2,609) square feet. A platted lot within a residential district must have a minimum area of three thousand five hundred (3,500) square feet to permit a single-family dwelling. An auto and light truck repair business is currently operating on the subject property. The subject property is located between commercial zoning to the north and south and residential zoning to the east and west. Rezoning the subject property to commercial will match the commercial pattern across the street. To protect the characteristics of the single-family neighborhood the following conditions are recommended:

1. A six (6) foot solid screen fence be maintained along the western boundary of the subject property.
2. Hours of operation shall not be permitted before 7:00 am or after 6:00 pm.
3. Refuse areas, auto and light truck repair, and auto and light truck storage must be fully screened from public view.
4. All lighting shall be directed away from the residential area.

CASE MANAGER : Eric Dusza 207-7442

_____ Notices Mailed
 _____ In Opposition
 _____ In Favor



ZONING CASE: Z2003-239

City Council District NO. 5
 Requested Zoning Change
 From: "R-4" To "C-3"
 Date: December 16, 2003
 Scale: 1" = 200'

■ Subject Property
 ○ 200' Notification

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 A-6



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CASE NO: Z2003241

Final Staff Recommendation - Zoning Commission

Date: December 16, 2003

Council District: 1

Ferguson Map: 581 E1

Applicant Name:

Shawnee, Ltd. (Edsel Jones, Partners)

Owner Name:

Shawnee, Ltd. (Edsel Jones, Partners)

Zoning Request: From "R-4" Residential Single Family District to "C-1" Commercial District.

Property Location: Lot 6, Block 60, NCB 10589

223 Tansyl Drive

Proposal: For commercial use

Neigh. Assoc. Dellview Neighborhood Association

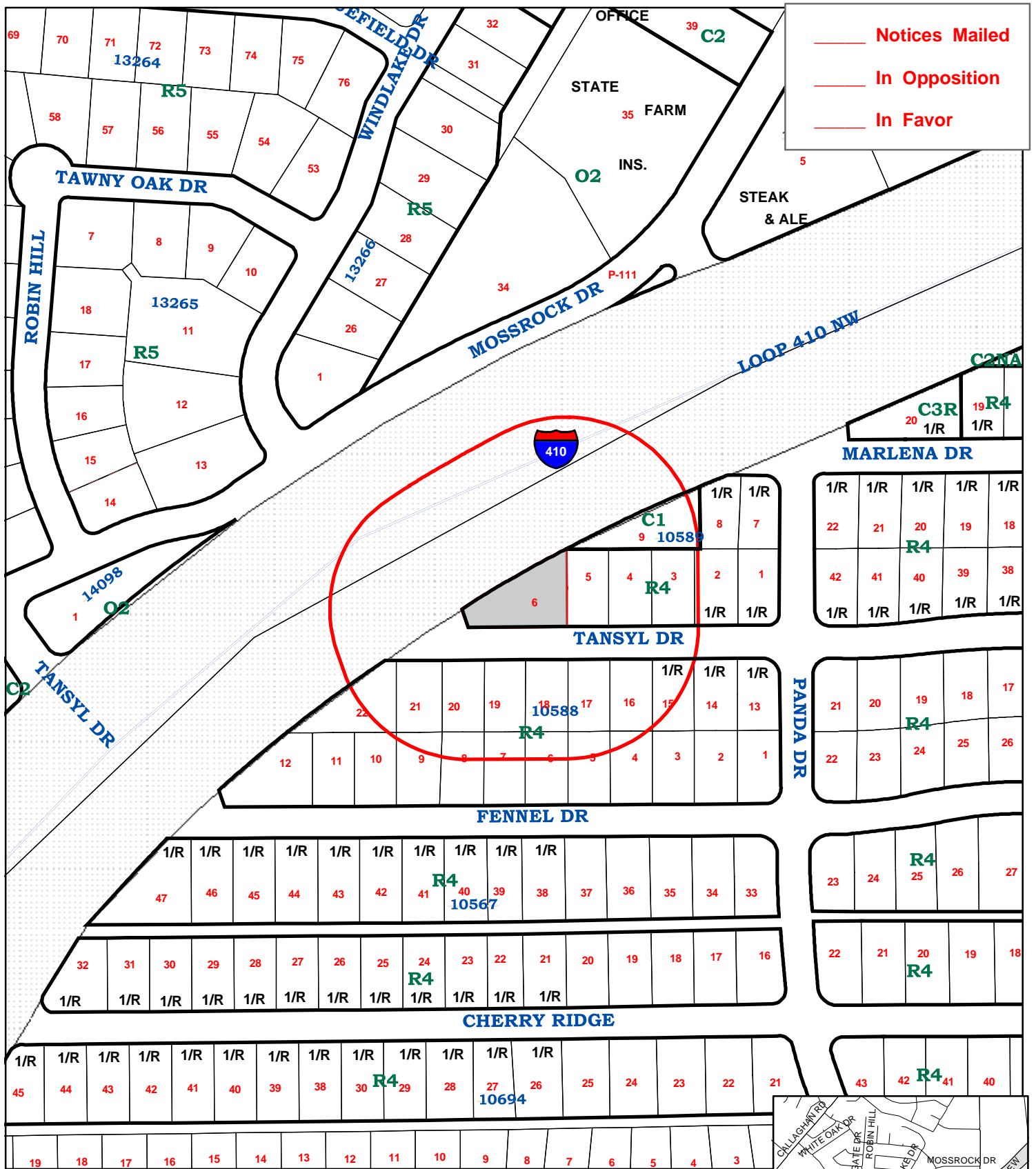
Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial as requested and approval of "R-4 C" Residential Single-Family District with Conditional Use for a Real Estate Office. The subject property is undeveloped and is zoned "R-4" Residential Single-Family District. The subject property has frontage on Loop 410 and Tansyl Drive. Development at this location of any use other than single-family residential is potentially disruptive to the neighborhood. Development at this location of a conditional office has the lowest potential for neighborhood disruption.

CASE MANAGER : Fred Kaiser 207-7942



ZONING CASE: Z2003-241

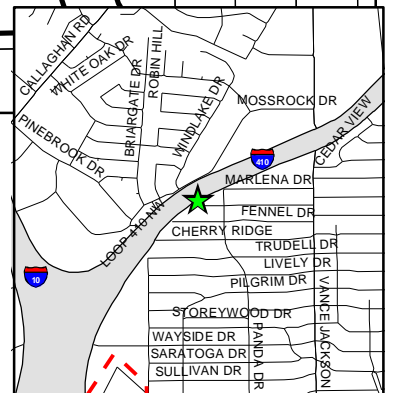
City Council District NO. 1
 Requested Zoning Change
 From: "R-4" To "C-1"
 Date: December 16, 2003
 Scale: 1" = 200'



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 p.581
 E-1



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CASE NO: Z2003242

Final Staff Recommendation - Zoning Commission

Date: December 16, 2003

Council District: 9

Ferguson Map: 483 D6

Applicant Name:

Encino Land Associates Limited Partnership

Owner Name:

Encino Land Associates Limited Partnership

Zoning Request: From "C-3 ERZD" General Commercial Edwards Recharge Zone District to "MF-33 ERZD" Multi-Family Edwards Recharge Zone District.

Property Location: P-33, NCB 18217

Eastern side of Encino Commons, north of Evans Road

Proposal: To develop a multi-family complex

Neigh. Assoc. None

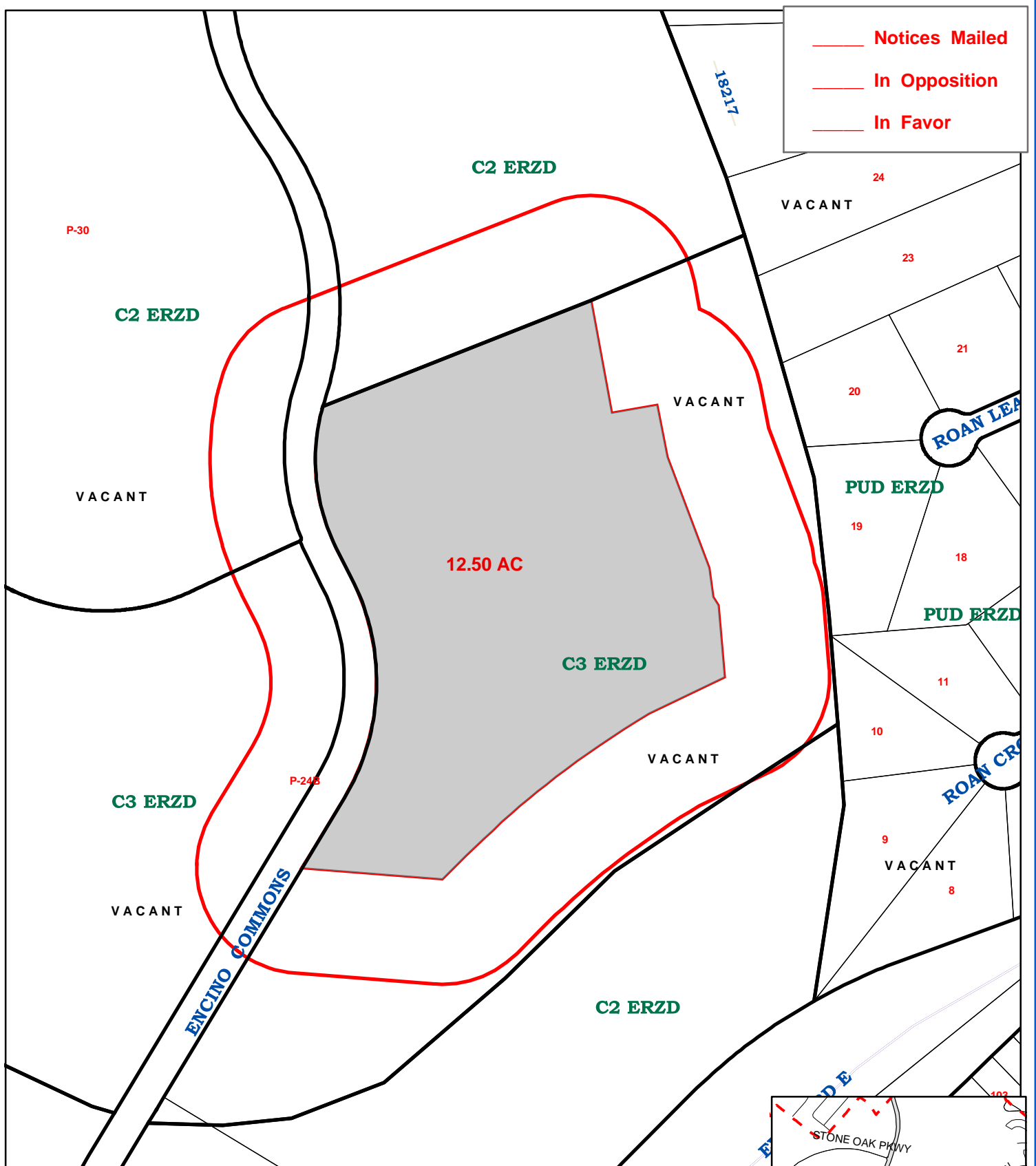
Neigh. Plan None

TIA Statement: A traffic impact analysis is not required

Staff Recommendation:

Approval. Subject property is undeveloped land that abuts residential zoning and use to the east. There is "C-2 ERZD" zoning to the north, northwest, and south of subject property, and "C-3 ERZD" zoning to the southwest. The requested "MF-33 ERZD" zoning would be an appropriate buffer between the existing commercial and residential zonings to the west and east respectively.

CASE MANAGER : Elvin J. Gant, Jr. 207-5876



ZONING CASE: Z2003-242

City Council District NO. 9
 Requested Zoning Change
 From: "C-3 ERZD" To "MF-33 ERZD"
 Date: December 16, 2003
 Scale: 1" = 300'

 Subject Property
 200' Notification

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